This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

Box 50
TC

BOOK 9020 PAGE 430

ADDRESS NEW OWNER:
John L. Denson IV and Deborah E. Denson
3514 Hampton Avenue
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 117-5
GROUP
PARCEL 91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert L. Poe, Executor of the Vivian Kerr McSwain Estate, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John L. Denson IV and wife, Deborah E. Denson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 3 and the westerly 85 feet of Lot No. 4 on the Map of a Subdivision of Sharber's Home Tract, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:
>
> Beginning on the northerly margin of Hampton Avenue at a point 232 feet 6 inches east of the easterly margin of Bowling Avenue, said point being the southeast corner of the property conveyed to P. H. Reynold and wife, Rena B. Reynold by deed from Kate T. Sharber, of record in Book 1101, page 204, Register's Office for said County, thence with said Reynolds' easterly line, northwardly 250 feet to the southerly line of Lots Nos 7 and 6 easterwardly 135 feet to a point 5 feet west of the corner of Lots Nos. 4 and 5; thence southwardly and parallel with the line between Lots Nos. 4 and 5, 250 feet to the northerly margin of Hampton Avenue; thence with said Avenue, westwardly 135 feet to the beginning.
>
> Being the same property conveyed to John Grover McSwain, Anne Barton McSwain and Robert L. Poe, Co-Trustees of the Marital Trust created under the Last Will and Testament of Dr. Barton McSwain, by Quitclaim Deed from John Grover McSwain, Anne Barton McSwain and Robert L. Poe, Co-Executors of the Estate of Dr. Barton McSwain, of record in Book 7017, page 778, Register's Office for Davidson County, Tennessee; said Marital Trust was terminated by the death of Vivian Kerr McSwain, with said property vesting in her Estate, by Will of record in Will Book 183, page 490, Probate Office for Davidson County, Tennessee.

This is improved property known as 3514 Hampton Avenue, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental

regulations that may affect the premises and the following exceptions.

1. 1993 taxes, a lien but not yet due and payable.
2. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4096, page 976, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Denson IV and wife, Deborah E. Denson, their heirs and assigns, forever; and I, Robert L. Poe, Executor of the Vivian Kerr McSwain Estate, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of July, 1993.

Robert L. Poe, Executor of the Vivian Kerr McSwain Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Poe Executor of the Vivian Kerr McSwain Estate, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 265,000.00.

AFFIANT

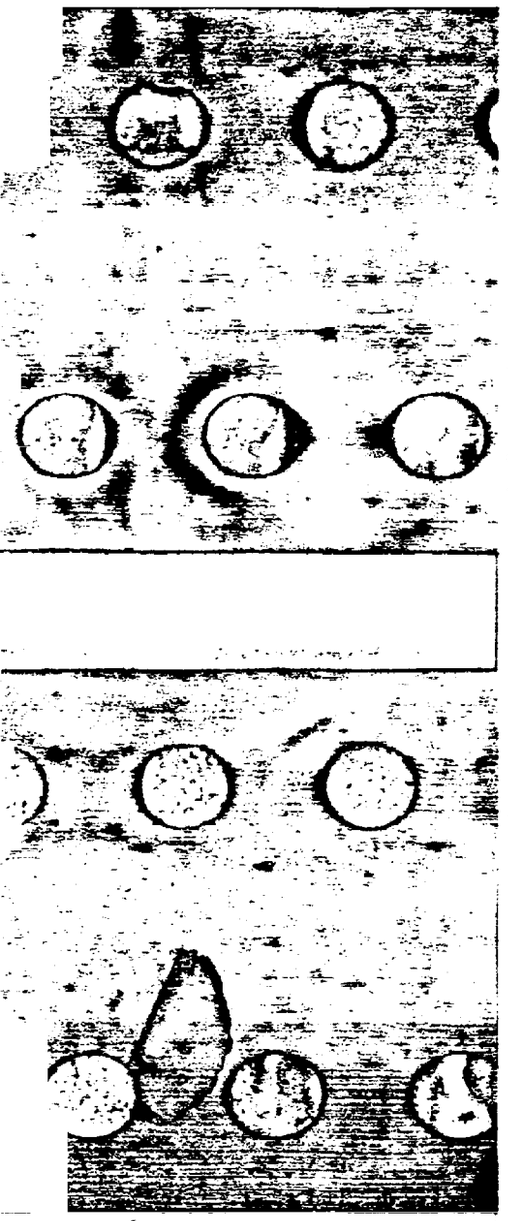
Subscribed and sworn to before me this 15th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

93 JUL 21 AM 10:19
5257 0721 0101 03CHECK
REGISTER
DAVIDSON COUNTY, TN.
989.50

43155
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9020 PAGE 432

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	265000.00
			CON TX	980.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	989.50
			CHECK	989.50
07/21/93	01		10:49 0001	6237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43155
IDENTIF. & REFERENCE

93 JUL 21 AM 10:49
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 676621